

NOTICE OF TYPE II DEVELOPMENT REVIEW APPLICATION

(Form DS1300)



The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Section 40.510.020 and applicable code sections as listed below.

Project Name: **NEAL SHORT PLAT**

Case Number: **PLD2004-00110; VAR2004-00025**

Location: 4619 NW 127TH Street

Request: The applicant is requesting to short plat an approximate 1.3 acre lot into four single-family residential lots located in the R1-10 zone district. The application includes a variance request to reduce the required average minimum lot depth for the proposed Lot 1.

Applicant: Neill Real Estate Services
Bruce A. Neill
12913 NE 41st Street
Vancouver, WA 98682
(360) 260-1028; (360) 254-1847 fax
BruceNeill@comcast.net

Contact Person: Same as applicant

Property Owner: Robert Neal
4619 NW 127th Street
Vancouver, WA 98682

Staff Contact: Dan Carlson ext. 4499

Neighborhood Contact:

Felida Neighborhood Association
Michele Cotner, President
3711 NW 134th Circle
Vancouver, WA 98685
(360) 573-0822
E-mail: michelecotner@attbi.com

Legal Description of Property: (Parcel Number 188305-062) Southwest Quarter of Section 29, Township 3 North Range 1 East of the Willamette Meridian

Plan/Zone Designation: UL/R1-10

Approval Standards/Applicable Laws:

Clark County Code Chapters: Title 15 (Fire Protection); Title 24 (Public Health); 40.220.010 (Single-Family Residential Districts); 40.350 (Transportation); 40.350.020 (Transportation Concurrency); 40.370.010 (Sewerage Regulations); 40.370.020 (Water Supply); Chapter 40.380 (Storm Water Drainage and Erosion Control); 40.540 (Land Division); 40.550.020 (Variances); 40.610 (Impact Fees); and RCW 58.17.110.

Application & Fully Complete Date:

Application Filed: December 14, 2004
Fully Complete: January 19, 2005

Timelines/Process:

Decisions on Type II Applications are made within 78 calendar days of the Fully Complete Review date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting at **Dan Carlson (360) 397-2375, Ext. 4499** at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
(<http://www.clark.wa.gov/commdev/development/propoosedev.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:
(<http://www.clark.wa.gov/commdev/development/meetings.html>)
- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/development/typespermits.html>)

Public Comment:

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Please address your comments to:

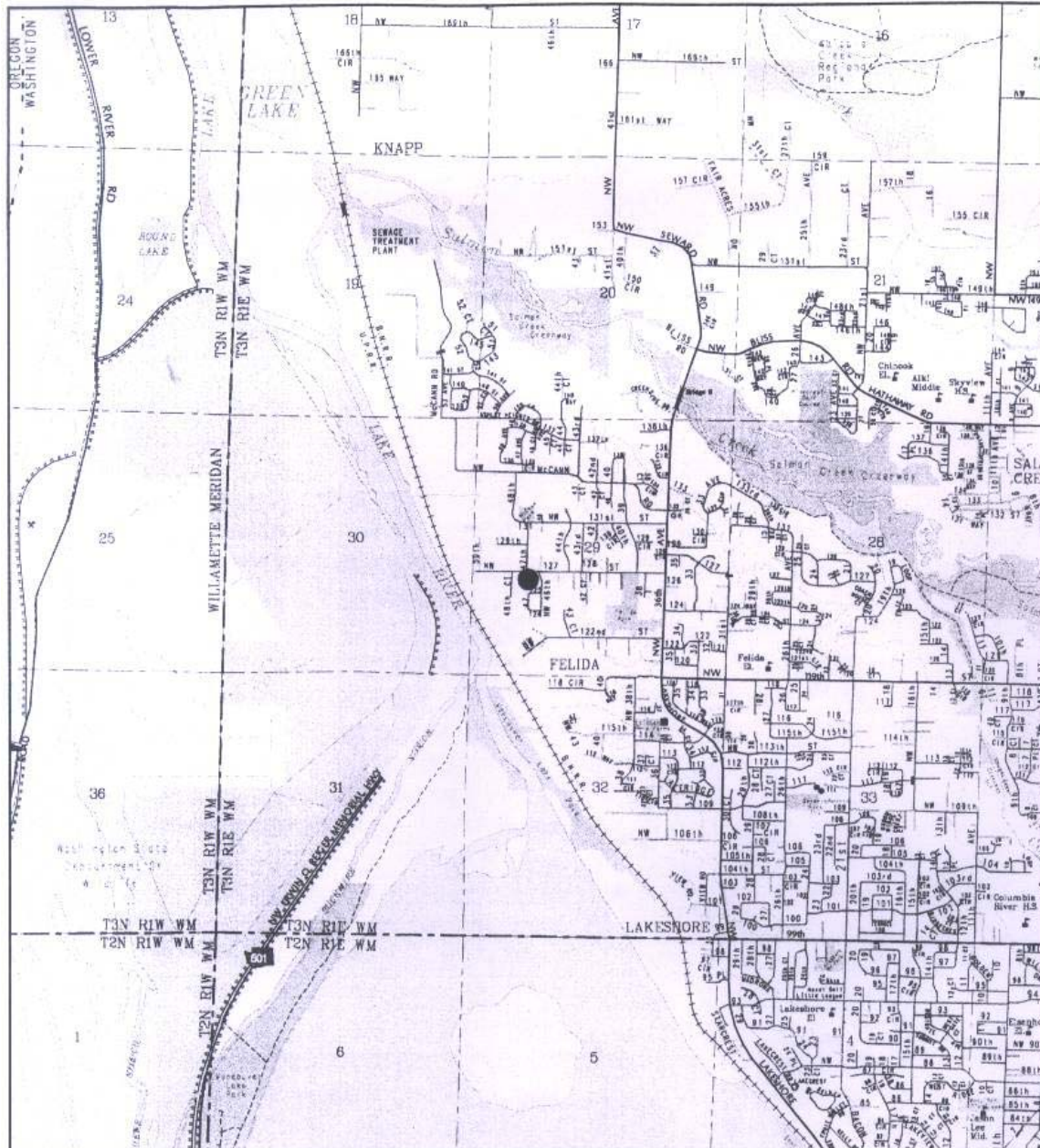
Attn: Dan Carlson

**Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA. 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.clark.wa.gov>**

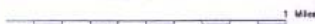
Or contact daniel.carlson@clark.wa.gov

Date of This Notice: January 28, 2005

<p><u>Closing Date for Public Comments:</u> February 11, 2005</p>



Scale 1:31680



Date: 10/10/2004 and GIS
q:\programs\arc\arcinfo\packets\batch.mxd
Plotted: March 29, 2004

General Location

Serial No: 188305-062
Owner: NEAL ROBERT W and ELSIE I
Address: 4619 NW 127TH ST
C/S/Z: VANCOUVER, WA 98685

● Subject Property Location



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Developer's GIS Packet: Page 1 of 13



Owners of property
that were mailed
notice

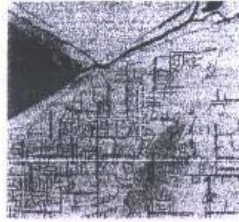
SW 1/4 of Section 29 T3R1E WM

- Major Roads
- Roads
- Municipal Jurisdiction
- Unincorporated
- Incorporated

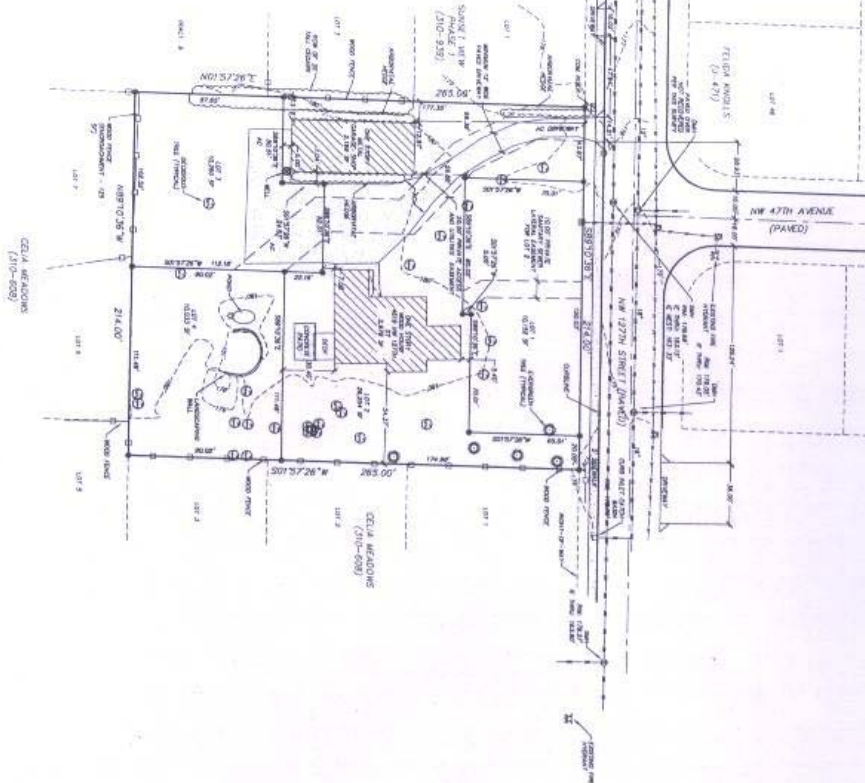


Community Development Development Se
 Plot Date: Jan 25, 2005
 Map produced by: den
 Information shown on this map was collected
 from several sources. Neither Clark County or
 the agency producing this document accept
 responsibility for any inaccuracies that may
 be present.





VICINITY MAP
NOT TO SCALE



OWNER:
MR. ROBERT W. NEAL
4819 NW 127th STREET
VANCOUVER, WA 98685
(206) 849-7427

APPLICANT / CONTACT:
MR. BRUCE A. NEEL
NEEL REAL ESTATE SERVICES, LLC
12000 1st Avenue, Suite 100
VANCOUVER, WA 98685
(206) 265-6688 PHONE
(206) 265-6688 FAX
E-MAIL: BRUCE@NEELREALTY.COM

SITE INFO:
SECTION: 188305-062
AREA: 56,698 SF (1.30 AC)
ZONING: S.M. 2.1
CAMP PLAN: 1A
LEGAL: LOT 31 OF CELLA WEALONS (210-608),
SW 1/4, SEC 28, T5N, R1E, WA

SURVEY INFO:
BENCHMARK: CLARK CO TBM (BESS #11)
BEING A 2" DIAMETER BRASS DISK SET
IN CONCRETE, 1.5' BELOW GROUND SURFACE,
THE NORTHEAST CORNER OF THE INTERSECTION OF NW 34th AVENUE AND
NW 127th STREET, ELEVATION: 214.15' MSL.
SOUNDING PERSONNEL: RICHARD J. THOMSEN 27
OCTOBER 1, 2004



PREPLAT 1" = 1'	SHEET NO. 1 OF 1	DRAWING TITLE PRELIMINARY SHORT PLAT	PROJECT ROBERT W. NEAL SHORT PLAT	PROVIDED FOR ROBERT W. NEAL 4819 NW 127th STREET VANCOUVER, WA 98685 (206) 849-7427
			TRACT SW 1/4 28, 3N, 1E 188305-062	CITY, STATE CLARK COUNTY